

Chapter 18.745 LANDSCAPING AND SCREENING

Sections:

18.745.010	Purpose
18.745.020	Applicability
18.745.030	General Provisions
18.745.040	Street Trees
18.745.050	Buffering and Screening
18.745.060	Re-vegetation

18.745.010 Purpose

- A. Purpose. The purpose of this chapter is to establish standards for landscaping, buffering, and screening of land use within Tigard in order to enhance the aesthetic environmental quality of the City:
1. By protecting existing street trees and requiring the planting of street trees in new developments;
 2. By using plant materials as a unifying element;
 3. By using planting materials to define spaces and articulate the uses of specific areas; and
 4. By using trees and other landscaping materials to mitigate the effects of the sun, wind, noise and lack of privacy by the provision of buffering and screening.

18.745.020 Applicability

- A. Applicability. The provisions of this chapter shall apply to all development including the construction of new structures, remodeling of existing structures where the landscaping is nonconforming (Section 18.760.040.C), and to a change of use which results in the need for increased on-site parking or loading requirements or which changes the access requirements.
- B. When site development review does not apply. Where the provisions of Chapter 18.360, Site Development Review, do not apply, the Director shall approve, approve with conditions, or deny a plan submitted under the provisions of this chapter by means of a Type I procedure, as governed by Section 18.390.030, using the applicable standards in this chapter.
- C. Site plan requirements. The applicant shall submit a site plan. The Director shall provide the applicant with detailed information about this submission requirement.

18.745.030 General Provisions

- A. Obligation to maintain. Unless otherwise provided by the lease agreement, the owner, tenant and his agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and screening which shall be maintained in good condition so as to present a healthy, neat and orderly appearance, shall be replaced or repaired as necessary, and shall be kept free from refuse and debris.
- B. Pruning required. All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

1. It will not interfere with the maintenance or repair of any public utility;
 2. It will not restrict pedestrian or vehicular access; and
 3. It will not constitute a traffic hazard because of reduced visibility.
- C. Installation requirements. The installation of all landscaping shall be as follows:
1. All landscaping shall be installed according to accepted planting procedures;
 2. The plant materials shall be of high grade, and shall meet the size and grading standards of the American Standards for Nurberg Stock (ANSI Z60, 1-1986, and any future revisions); and
 3. Landscaping shall be installed in accordance with the provisions of this title.
- D. Certificate of Occupancy. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the City such as the posting of a bond.
- E. Protection of existing vegetation. Existing vegetation on a site shall be protected as much as possible:
1. The developer shall provide methods for the protection of existing vegetation to remain during the construction process; and
 2. The plants to be saved shall be noted on the landscape plans (e.g., areas not to be disturbed can be fenced, as in snow fencing which can be placed around individual trees).
- F. Care of landscaping along public rights-of-way. Appropriate methods for the care and maintenance of street trees and landscaping materials shall be provided by the owner of the property abutting the rights-of-way unless otherwise required for emergency conditions and the safety of the general public.
- G. Conditions of approval of existing vegetation. The review procedures and standards for required landscaping and screening shall be specified in the conditions of approval during development review and in no instance shall be less than that required for conventional development.
- H. Height restrictions abutting public rights-of-way. No trees, shrubs or plantings more than 18 inches in height shall be planted in the public right-of-way abutting roadways having no established curb and gutter.

18.745.040 Street Trees

- A. Protection of existing vegetation. All development projects fronting on a public street, private street or a private driveway more than 100 feet in length approved after the adoption of this title shall be required to plant street trees in accordance with the standards in Section 18.745.040.C.
- B. Street tree planting list. Certain trees can severely damage utilities, streets and sidewalks or can cause personal injury. Approval of any planting list shall be subject to review by the Director.

C. Size and spacing of street trees.

1. Landscaping in the front and exterior side yards shall include trees with a minimum caliper of two inches at four feet in height as specified in the requirements stated in Section 18.745.040.C.2 below;
2. The specific spacing of street trees by size of tree shall be as follows:
 - a. Small or narrow-stature trees under 25 feet tall and less than 16 feet wide branching at maturity shall be spaced no greater than 20 feet apart;
 - b. Medium-sized trees 25 feet to 40 feet tall, 16 feet to 35 feet wide branching at maturity shall be spaced no greater than 30 feet apart;
 - c. Large trees over 40 feet tall and more than 35 feet wide branching at maturity shall be spaced no greater than 40 feet apart;
 - d. Except for signalized intersections as provided in Section 18.745.040.H, trees shall not be planted closer than 20 feet from a street intersection, nor closer than two feet from private driveways (measured at the back edge of the sidewalk), fire hydrants or utility poles to maintain visual clearance;
 - e. No new utility pole location shall be established closer than five feet to any existing street tree;
 - f. Tree pits shall be located so as not to include utilities (e.g., water and gas meters) in the tree well;
 - g. On-premises utilities (e.g., water and gas meters) shall not be installed within existing tree well areas;
 - h. Street trees shall not be planted closer than 20 feet to light standards;
 - i. New light standards shall not be positioned closer than 20 feet to existing street trees except when public safety dictates, then they may be positioned no closer than 10 feet;
 - j. Where there are overhead power lines, the street tree species selected shall be of a type which, at full maturity, will not interfere with the lines;
 - k. Trees shall not be planted within two feet from the face of the curb; and
 - l. Trees shall not be planted within two feet of any permanent hard surface paving or walkway:
 - (1) Space between the tree and the hard surface may be covered by a nonpermanent hard surface such as grates, bricks on sand, paver blocks and cobblestones; and
 - (2) Sidewalk cuts in concrete for tree planting shall be at least four by four feet to allow for air and water into the root area.

- D. Pruning requirements. Trees, as they grow, shall be pruned to provide at least eight feet of clearance above sidewalks and 13 feet above local street, 15 feet above collector street, and 18 feet above arterial street roadway surfaces.
- E. Cut and fill around existing trees. Existing trees may be used as street trees if no cutting or filling takes place within the drip-line of the tree unless an adjustment is approved by the Director by means of a Type I procedure, as governed by Section 18.390.030, using approval criteria in Section 18.370.020.C.4.a.
- F. Replacement of street trees. Existing street trees removed by development projects or other construction shall be replaced by the developer with those types of trees approved by the Director. The replacement trees shall be of a size and species similar to the trees that are being removed unless lesser sized alternatives are approved by the Director.
- G. Granting of adjustments. Adjustments to the street tree requirements may be granted by the Director by means of a Type I procedure, as regulated in Section 18.390.030, using approval criteria in Section 18.370.020.C.4.b.
- H. Location of trees near signalized intersections. The Director may allow trees closer to specified intersections which are signalized, provided the provisions of Chapter 18.795, Visual Clearance, are satisfied.

18.745.050 Buffering and Screening

A. General provisions.

1. It is the intent that these requirements shall provide for privacy and protection and reduce or eliminate the adverse impacts of visual or noise pollution at a development site, without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles;
2. Buffering and screening is required to reduce the impacts on adjacent uses which are of a different type in accordance with the matrices in this chapter (Tables 18.745.1 and 18.745.2). The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening. When different uses would be abutting one another except for separation by a right-of-way, buffering, but not screening, shall be required as specified in the matrix;
3. In lieu of these standards, a detailed buffer area landscaping and screening plan may be submitted for the Director's approval as an alternative to the buffer area landscaping and screening standards, provided it affords the same degree of buffering and screening as required by this code.

B. Buffering and screening requirements.

1. A buffer consists of an area within a required setback adjacent to a property line and having a depth equal to the amount specified in the buffering and screening matrix and containing a length equal to the length of the property line of the abutting use or uses;
2. A buffer area may only be occupied by utilities, screening, sidewalks and bikeways, and landscaping. No buildings, accessways or parking areas shall be allowed in a buffer area except where an accessway has been approved by the City;

3. A fence, hedge or wall, or any combination of such elements, which are located in any yard is subject to the conditions and requirements of Sections 18.745.050.B.8 and 18.745.050.D;
4. The minimum improvements within a buffer area shall consist of combinations for landscaping and screening as specified in Table 18.745.1. In addition, improvements shall meet the following specifications:
 - a. At least one row of trees shall be planted. They shall have a minimum caliper of two inches at four feet in height above grade for deciduous trees and a minimum height of five feet high for evergreen trees at the time of planting. Spacing for trees shall be as follows:
 - (1) Small or narrow-stature trees, under 25 feet tall or less than 16 feet wide at maturity shall be spaced no further than 15 feet apart;
 - (2) Medium-sized trees between 25 feet to 40 feet tall and with 16 feet to 35 feet wide branching at maturity shall be spaced no greater than 30 feet apart;
 - (3) Large trees, over 40 feet tall and with more than 35 feet wide branching at maturity, shall be spaced no greater than 30 feet apart.
 - b. In addition, at least 10 five-gallon shrubs or 20 one-gallon shrubs shall be planted for each 1,000 square feet of required buffer area;
 - c. The remaining area shall be planted in lawn or other living ground cover.
5. Where screening is required the following standards shall apply in addition to those required for buffering:
 - a. A hedge of narrow or broad leaf evergreen shrubs shall be planted which will form a four-foot continuous screen of the height specified in Table 18.745.2 within two years of planting; or
 - b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen of the height specified in Table 18.745.2 within two years. The unplanted portion of the berm shall be planted in lawn or other living ground cover; or
 - c. A fence or wall of the height specified in Table 18.745.2 shall be constructed to provide a continuous sight obscuring screen.
6. Buffering and screening provisions shall be superseded by the vision clearance requirements as set forth in Chapter 18.795;
7. When the use to be screened is downhill from the adjoining zone or use, the prescribed heights of required fences, walls, or landscape screening shall be measured from the actual grade of the adjoining property. In this case, fences and walls may exceed the permitted six foot height at the discretion of the director as a condition of approval. When the grades are so steep so as to make the installation of walls, fences or landscaping to the required height impractical, a detailed landscape/screening plan shall be submitted for approval;

8. Fences and walls

- a. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock or brick, or otherwise acceptable by the Director;
- b. Such fence or wall construction shall be in compliance with other City regulations;
- c. Walls shall be a minimum of six inches thick; and
- d. Chain link fences with slats shall qualify for screening. However, chain link fences without slats shall require the planting of a continuous evergreen hedge to be considered screening.

9. Hedges

- a. An evergreen hedge or other dense evergreen landscaping may satisfy a requirement for a sight-obscuring fence where required subject to the height requirement in Sections 18.745.050.C.2.a and 18.745.050.C.2.b;
- b. Such hedge or other dense landscaping shall be properly maintained and shall be replaced with another hedge, other dense evergreen landscaping, or a fence when it ceases to serve the purpose of obscuring view; and
- c. No hedge shall be grown or maintained at a height greater than that permitted by these regulations for a fence or wall in a vision clearance area as set forth in Chapter 18.795.

C. Setbacks for fences or walls.

- 1. No fence or wall shall be constructed which exceeds the standards in Section 18.745.050.C.2 except when the approval authority, as a condition of approval, allows that a fence or wall be constructed to a height greater than otherwise permitted to mitigate against potential adverse effects;
- 2. Fences or walls:
 - a. May not exceed three feet in height in a required front yard along local streets or eight feet in all other locations and, in all other cases, shall meet vision clearance area requirements in Chapter 18.795;
 - b. Are permitted up to six feet in height in front yards adjacent to any designated arterial or collector street. For any fence over three feet in height in the required front yard area, permission shall be subject to administrative review of the location of the fence or wall.
- 3. All fences or walls shall meet vision clearance area requirements in Chapter 18.795;
- 4. All fences or walls greater than six feet in height shall be subject to building permit approval.

D. Height restrictions.

- 1. The prescribed heights of required fences, walls or landscaping shall be measured from the actual adjoining level of finished grade, except that where parking, loading, storage or similar areas are

located above finished grade, the height of fences, walls or landscaping required to screen such areas or space shall be measured from the level of such improvements;

2. An earthen berm and fence or wall combination shall not exceed the six-foot height limitation for screening.

E. Screening: special provisions.

1. Screening and landscaping of parking and loading areas:
 - a. Screening of parking and loading areas is required. The specifications for this screening are as follows:
 - (1) Landscaped parking areas shall include special design features which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls and raised planters;
 - (2) Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way;
 - (3) Materials to be installed should achieve a balance between low lying and vertical shrubbery and trees;
 - (4) Trees shall be planted in landscaped islands in all parking areas, and shall be equally distributed and on the basis of one tree for each seven parking spaces in order to provide a canopy effect; and
 - (5) The minimum dimension of the landscape islands shall be three feet and the landscaping shall be protected from vehicular damage by some form of wheel guard or curb.
2. Screening of service facilities. Except for one-family and two-family dwellings, any refuse container or disposal area and service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened from view by placement of a solid wood fence or masonry wall between five and eight feet in height. All refuse materials shall be contained within the screened area;
3. Screening of swimming pools. All swimming pools shall be enclosed as required by City of Tigard Building Code;
4. Screening of refuse containers. Except for one- and two-family dwellings, any refuse container or refuse collection area which would be visible from a public street, parking lot, residential or commercial area, or any public facility such as a school or park shall be screened or enclosed from view by placement of a solid wood fence, masonry wall or evergreen hedge. All refuse shall be contained within the screened area.

F. Buffer Matrix.

1. The Buffer Matrices contained in Tables 18.745.1 and 18.745.2 shall be used in calculating widths of buffering/screening and required improvements to be installed between proposed uses and abutting uses or zoning districts;

2. An application for a variance to the standards required in Tables 18.745.1 and 18.745.2, shall be processed as a Type II procedure, as regulated by Section 18.390.040, using approval criteria in Section 18.370.010. (Ord. 02-33)

18.745.060 Re-vegetation

- A. When re-vegetation is required. Where natural vegetation has been removed through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures, such areas are to be replanted as set forth in this section to prevent erosion after construction activities are completed.
- B. Preparation for re-vegetation. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the sites and protected from erosion while grading operations are underway; and
 1. Such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved; and
 2. After completion of such grading, the topsoil is to be restored to exposed cut and fill embankments or building pads to provide a suitable base for seeding and planting.
- C. Methods of re-vegetation.
 1. Acceptable methods of re-vegetation include hydro-mulching or the planting of rye grass, barley, or other seed with equivalent germination rates, and:
 - a. Where lawn or turf grass is to be established, lawn grass seed or other appropriate landscape cover is to be sown at not less than four pounds to each 1,000 square feet of land area;
 - b. Other re-vegetation methods offering equivalent protection may be approved by the approval authority;
 - c. Plant materials are to be watered at intervals sufficient to ensure survival and growth; and
 - d. The use of native plant materials is encouraged to reduce irrigation and maintenance demands.■

**TABLE 18.745.1
BUFFER MATRIX**

EXISTING/ABUTTING USE	PROPOSED USE										
	Single Units, Detached; Manufactured Units	Attached Single Units and Multifamily, 1-5 Units; Duplexes	Attached Single Units and Multifamily, 5+ Units	Mobile Home Parks	Commercial Zones (CC, CG, CP, CBD)	Neighborhood Commercial Zone (CN)	Mixed Use Employ- ment	Light Industrial Zones (IP, IL)	Heavy Industrial Zones (IH)	Parking Lots	
										4-50 spaces	50+ spaces
Detached Single Units; Manufactured Units	--	A	C	C	D	C	C	E	F	C	D
Attached Single Units and Multifamily, 1-5 Units, Duplexes	A	--	B	C	D	C	C	E	F	C	D
Attached Single Units and Multifamily, 5+ Units	A	A	--	C	D	C	C	E	F	C	D
Mobile Home Parks	A	A	B	--	D	C	C	E	F	C	D
Commercial Zones (CC, CG, CP, CBD)	C	C	C	C	--	A	A	D	D	--	--
Neighborhood Commercial Zone (CN)	C	C	C	C	A	--	A	D	D	--	--
Mixed Use Employment Zone (MUE)	C	C	C	C	A	A	--	D	D	--	--
Light Industrial Zones (IP, IL)	D	D	D	D	A	A	A	--	D	--	--
Heavy Industrial Zone (IH)	D	D	D	D	D	D	D	D	--	--	--
Parking Lots	C	C	C	C	--	--	--	--	--	--	--
Arterial Streets	A	A	A	A	--	--	--	A	D	--	--

Note: See Table 18.745.2 for alternative combinations for meeting these screening requirements.

TABLE 18.745.2
BUFFER COMBINATIONS FOR LANDSCAPING AND SCREENING [1]

	Options	Width (feet)	Trees (per linear feet of buffer)	Shrubs or Groundcover	Screening
A	--	10	--	Lawn/ living groundcover	--
B	--	10	20' min/30' max spacing	Lawn/ living groundcover	--
C	1	10	15' min/30' max spacing	Shrubs	4' hedges
	2	8		Shrubs	5' fence
	3	6		Shrubs	6' wall
D	1	20	10' min/20' max spacing	Shrubs	6' hedge
	2	15		Shrubs	6' fence
	3	10		Shrubs	6' wall
E	1	30	10' min/20' max spacing	Shrubs	6' hedge or fence
	2	25		Shrubs	5' earthen berm or wall
F	--	40	10' min/20' max spacing	Shrubs	6' hedge, fence, wall or berm

[1] Buffers are not required between abutting uses that are of a different type when the uses are separated by a street as specified in Section 18.745.050 A2.

[2] Adjustments from these requirements can be obtained; see Section 18.370.020 C4.

TABLE 18.745.2
BUFFER COMBINATIONS FOR LANDSCAPING AND SCREENING [2]

